127.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,900 / 909,900
					USE VALUE:	909,900 / 909,900
					ASSESSED:	909,900 / 909,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGRATH KRISTEN J/ TRUSTEE
Owner 2:	BERGLUND FAMILY IRREVOCABLE
Owner 3:	TRUST-2021
Street 1:	131 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERGLUND NANCY R -
Owner 2:	-
Street 1:	131 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2800 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5091.000	503,900	5,100	400,900	909,900
Total Card	0.117	503,900	5,100	400,900	909,900
Total Parcel	0.117	503,900	5,100	400,900	909,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.96 /Parcel: 324.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81912

GIS Ref

GIS Ref

Insp Date 11/17/17

!9846!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	503,900	5100	5,091.	400,900	909,900		Year end	12/23/2021
2021	104	FV	480,300	5100	5,091.	400,900	886,300		Year End Roll	12/10/2020
2020	104	FV	480,500	5100	5,091.	400,900	886,500	886,500	Year End Roll	12/18/2019
2019	104	FV	370,600	5100	5,091.	400,900	776,600	776,600	Year End Roll	1/3/2019
2018	104	FV	370,600	5100	5,091.	355,100	730,800	730,800	Year End Roll	12/20/2017
2017	104	FV	346,800	5100	5,091.	297,800	649,700	649,700	Year End Roll	1/3/2017
2016	104	FV	346,800	5100	5,091.	297,800	649,700	649,700	Year End	1/4/2016
2015	104	FV	307,800	5100	5,091.	257,700	570,600	570,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:42:32

LAST REV

Date	Time
09/13/21	10:43:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9846

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGLUND NANCY	1577-184	1	8/20/2021	Convenience	99	No	No		
	757-101		1/1/1901	Family		No	No		Clifford W. Berglund

USER DEFINED

Prior Id # 1:	81912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2013	759	Solar Pa	31,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
6/19/2013	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	189	PATRIOT
1/10/2000	Inspected	263	PATRIOT
12/6/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5091		Sq. Ft.	Site		0	70.	1.12	8									400,913						400,900	

Total AC/HA:	0.11687	Total SF/SM:	5091	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	400,913	Spl Credit		Total:	400,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06452823
Const Adj.:	0.98000199
Adj $ / SQ:	187.783
Other Features:	101529
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684615
Depreciation:	180738
Depreciated Total:	503877

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

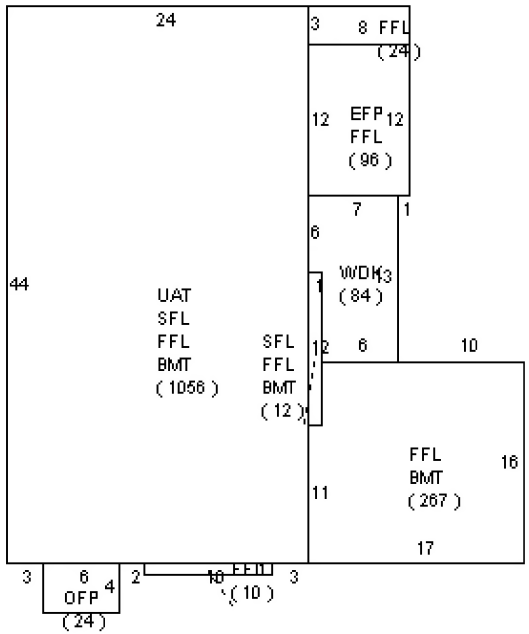
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.78
Special Features:	0	Val/Su Net:	116.21
Final Total:	503900	Val/Su SzAd	198.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,465	187.780	275,102
BMT	Basement	1,335	59.940	80,020
SFL	Second Floor	1,068	187.780	200,552
UAT	Upper Attic	264	75.110	19,830
EFP	Enclos Porch	96	54.470	5,229
WDK	Deck	84	15.680	1,317
OFP	Open Porch	24	43.120	1,035
	Net Sketched Area:	4,336	Total:	583,085
Size Ad	2533	Gross Area	5128	FinArea 2800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

PARCEL ID

127.0-0003-0006.0

IMAGE

AssessPro Patriot Properties, Inc